

ANNUAL REPORT 1959 - 1960



- 1—County Fairgrounds Race Track
- 2—Boy Scout Tree
- 3—Never Dying Redwood Tree, 20 trees growing from one trunk
- 4—National Tribute Grove, Redwoods
- 5—Del Norte Golf and Country Club
- 6—Jedediah Smith Memorial State Park (Hwy.6)
- 7—Scott Memorial Tree, 340' high
- 8—Gasquet Old Stage Coach Depot, Airtrip, Picnic Grounds, Resorts
- 9—Madrone Campground
- 10—Cedar Campground
- 11—Patrick Creek Campground, Swimming and Fishing
- 12—Trotter Farm
- 13—Elk Creek Camp
- 14—Big Flat, Camping, Fishing
- 15—Pelican State Park
- 16—Indian Reservation, Rivers End
- 17—Mouth of Smith River, Salmon and Steelhead Fishing, Boating, Resorts
- 18—Sand Dunes
- 19—Lake Earl and Lake Talawa, Duck Hunting and Fishing
- 20—Del Norte County Airport, Scientific Air Line and Charter Service
- 21—Point St. George Coast Guard Station, Clam Digging
- 22—Battery Point Lighthouse
- 23—Crescent City Harbor, Lumber Docks and Oil Terminal
- 24—Citizen's Dock and Small City Harbor, Commercial and Sport Fishing
- 25—Wilson Creek, Ocean View and Picnic Beach
- 26—Umanah Trees
- 27—General Ogster Tree, Largest Known Sequoia in the World
- 28—Mouth of Klamath River, World Famed Fishing, Salmon, Steelhead, Boat Races, Resorts
- 29—Klamath Glen, Fishing, Resorts, River Boats, Airtrip



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Del Norte County



PLANNING COMMISSION

DEL NORTE COUNTY

Crescent City, California

F. MACRAE THOMSON
CHAIRMAN
J. R. HULBERT, JR.
JOHN W. SHORT
BENNY BEASLEY
S. ANDREW MCBETH
EVERETT K. HURSH
ALBERT WHEELON
CONSULTANT

Honorable Board of Supervisors
County of Del Norte
Crescent City, California

Gentlemen:

Submitted herewith is the Annual Report of the Del Norte County Planning Commission for the fiscal year 1959-60 as required by Section 65541, Chapter 3 of Title 7, of the Government Code of the State of California.

The Commission feels this has been a year of accomplishment. With the establishment of the Crescent Urban Area, the adoption of a building code for the urbanized areas and the proposed Set Back Ordinance, together with the Subdivision Ordinance adopted in 1956, an orderly and desirable development of the county should result. The Land Use Plan in preparation will serve as a basis for zoning to provide adequate residential, commercial, agricultural and industrial districts. The Street and Highway Plan is nearing completion. The Plan is designed to provide streets, roads and highways to serve the travelling public and local residents, as well as to provide access to forest lands and recreational areas.

As the economy of the county is to a great extent dependent on timber products, and as recreation and tourism becomes increasingly important, sound long range planning in opening areas for lumbering operations and recreational opportunities is necessary to the continued growth and well-being of the county.

The Commission is appreciative of the support and assistance of the Board of Supervisors. It is the hope of the Commission that with the active cooperation of the Board, Del Norte County will become increasingly a most desirable place in which to live and work--a place we will all be proud to call "home".

Respectfully submitted,

J. R. Hulbert, Chairman

Albert Wheelon, Consultant

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ALBERT W. COOPER

COUNTY OF DEL NORTE

1959-60

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BOARD OF SUPERVISORS

Fred D. Haight, Chairman District #3

Don Clausen - District #1

Austin Hunter - District #4

J. W. McDonald - District #2

Harold Del Ponte - District #5

-

PLANNING COMMISSION

J. R. Hulbert, Jr. , Chairman

John Short, Crescent City

Andrew McBeth, Klamath

Everett K. Hursh, Smith River

Dr. W. C. Eichner, Crescent City

Benny Beasley, Fort Dick

Supervisor Del Ponte, ex-officio

STAFF

Albert Wheelon, Consultant

Dorothy Sinclair, Clerk

Cliff Niesen, Assistant Consultant

Office

Room 13 Courthouse
5th and H Streets
Crescent City, California

MEETINGS

Regular meetings are held on the third Tuesday evening of each month in Room 19, Courthouse, Crescent City, California

SPECIFIC PLANS:

LAND USE.

The General Land Use Plan has been completed, and is shown on maps in seven sheets bound in book form. A copy is in the hands of each Commissioner for study. The Plan has been compared with the specific Land Use Plan as used by the State Department of Water Resources, and found to be in substantial agreement with same.

This Plan shows the present land usage in the County, broken down into the following classifications:

1. Large ranches, over 40 acres	Symbol A
2. Small farms, 5 acres to 40 acres	" F
3. Residential	" R
4. Commercial	" C
5. Manufacturing	" M
6. Planned Communities	" PC
7. Zoned Areas	" Z
8. Reservation	" Res.
9. State Park & County Park	" SP and CP
10. Forest Recreation	" F.R.

The plan provides the basis for study for future zoning and urbanized areas, and will be of benefit in preparing precise streets and highways plans to serve the various areas.

A copy of the Land Use Plan is attached hereto and made a part hereof.

ZONING:

Two zoning districts have been established in the Smith River area. These are WESTBROOK TRACT ZONING DISTRICT NO. 1 and WESTBROOK TRACT ZONING DISTRICT NO. 2. The first was initiated by petition of property owners; the second, by action of the Board of Supervisors. Both are single family residence districts, R-1,

combined with B-6, which requires that each building site be not less than 6000 square feet.

URBANIZED AREAS:

The Commission has prepared a Master Plan of Urbanized Areas which embraces:

1. The Crescent Urban Area
2. Fort Dick Urban Area
3. Smith River Urban Area
4. Klamath Urban Area
5. Gasquet Urban Area
6. Hiouchi Urban Area

The Crescent, Fort Dick and Smith River areas are contiguous, and in general provide for a continuous urbanized area along Highway 101 from south of Crescent City to the Oregon State line. The other areas are widely separated, and provide for the urbanization of the populous and well developed area at Klamath, Gasquet and Hiouchi.

The Crescent Urban Area, as proposed by this Commission was established by the Board of Supervisors in December, 1959. A map of same is attached hereto.

STREETS AND HIGHWAYS MASTER PLAN:

The Master Plan for Streets and Highways has been completed in preliminary form and is shown on three separate drawings. The first, shown on a map prepared by the U.S. Forest Service titled "Gasquet District, Six Rivers National Forest". This sheet shows the general plan for access roads to the timbered and recreational areas of the county. The road net has been laid out in cooperation

with the State Division of Highways, the National and State Forest Service, and the County Road Commissioner. Precise plans will be completed as and when required.

The second sheet is a more detailed map of the Smith River-Crescent City area. It shows the proposed expansion and extension of the existing road system, to provide an adequate traffic flow pattern. The plan provides better and shorter access to the Bertsch Tract, to areas in the vicinity of Lake Earl, and through the area between Highway 101 and Northcrest-Lake Earl Drive. Engineering studies will be required before precise plans can be prepared.

The third sheet covers the Crescent Urban Area in greater detail. It shows the proposed relocation of Highway 101 and the proposal for location of County Primary and Secondary Roads. Again precise plans will be dependent upon engineering studies, as well as traffic demands.

The Streets and Highways Master Plan was prepared to present a comprehensive and adequate system of highways, streets and roads to serve the needs of the county in the foreseeable future. It will no doubt need considerable modification and adjustment for completion, but it should serve as a guide in future planning for subdivision and zoning regulations, and to opening up new recreational and timbered areas.

Precise plans have been prepared for Pebble Beach Drive from the city limit to Point St. George and are on file with the County Engineer. Maps of the proposed Master Plan for Streets and Highways are on file in the office of the Planning Commission Consultant.

MASTER PLAN FOR BEACHES AND PARKS:

There has been little progress toward completion of this plan since the last annual report. The Commission has been advised that because of a shortage of funds, the Division of Beaches and Parks has deferred the County's No. 1 Priority Project, the Pebble Beach Project. While this was Project No. 29-L on the State's Five-Year Master Plan, and while the Commission had been advised on many occasions that the plans for this acquisition were being prepared and were nearing completion by the Division of Beaches and Parks, it seems little effort was made by that Division to follow established priorities. As a result, funds allocated for this project have been expended elsewhere.

Since the inception of this project property values have increased in excess of 400%. The area is threatened with encroachment and building sites are being sold within the proposed project area. It is the recommendation of this Commission that the Board of Supervisors make every effort to have this project reinstated in the State's 1960-61 budget for the Division of Beaches and Parks, and to have the project completed.

WILSON BEACH - PRIORITY NO. 2. This project is known as Del Norte Coast Redwood State Park and is Priority No. 69-UP on the State's Five-Year Plan. There has been no effort on the part of the State Division of Beaches and Parks to complete the acquisition necessary for this beach park. (Note: Letters L and UP following State priority numbers indicate: L - proportion as to location of areas in the interest of a state-wide system. UP - urgency from the standpoint of perishability.)

BUILDING CODE:

An ordinance establishing a Minimum Building Code, as submitted by this Commission, was adopted by the Board of Supervisors, the effective date, April 28, 1960. The Code applies only to urbanized areas. Mr. Walter Davis was appointed to administer the Code, issue permits, and make inspections. The Planning Commission Consultant was authorized to sign permits for the Commission. This will insure that permittees will be advised in regard to zoning requirements.

STREET SIGNING:

The Planning Commission has undertaken a study to determine cost of placing street signs, with block numbers, at such locations as are necessary to facilitate the finding of streets and addresses within the populous areas of the county. The Planning Commission has recommended that initially approximately one hundred street signs be procured and installed at locations shown on a map on file in the County Engineer's office. The proposed locations are along the principal streets and highways in the Filkins, Bertsch, and Roosevelt Tracts, with several signs in Fort Dick, Klamath and Smith River.

This is intended as a continuing program. In the opinion of the Planning Commission, a four-year program will provide complete signing of all important streets and roads in the county.

MAPS:

As no complete and comprehensive maps of the Towns of Smith River and Klamath were available, the Planning Commission has prepared same from records in the office of the County Recorder,

County Assessor, and County Engineer. These maps point up the many errors in property descriptions, and will be used as a basis for correcting same as surveys are made and corners established.

SUBDIVISIONS:

Two subdivisions have been presented to the Planning Commission for tentative and final approval.

1. Rock Creek Subdivision
2. Elk Valley Rancheria Subdivision

Rock Creek Subdivision. Tentative map submitted by C. H. McClendon in October, 1959. It comprises approximately 30 acres on the South Fork of Smith River, divided into 58 lots and 6 blocks, not parcelled into lots. Final map was presented May 17, 1960 and was approved subject to a change of a street name, and the inclusion of turn-arounds at the terminus of dead-end roads as required by the Subdivision Ordinance. These changes have been made and map is ready to record.

Elk Valley Rancheria Subdivision. Tentative map submitted by H. C. Lacy in April 1960 for the Department of Indian Affairs, and approved. This subdivision embraces approximately one hundred acres of Indian lands. It is proposed to subdivide same into $2\frac{1}{2}$ acre and 5 acre plots so that title could be transferred to individuals who were entitled to same, as determined at a meeting of Indian Affairs officials and the Tribal Council. Final map was presented in May, approved by the Commission, and placed on record in June, 1960.

ALLEY ABANDONMENT:

The Commission held hearings on petitions to abandon three alleys, in Filkins Tract and Ahrens Addition. At the suggestion of Supervisor Del Ponte, the Commission undertook a study of a Comprehensive Alley Abandonment Plan in these tracts. Required hearings before the Planning Commission were held. The Commission recommended to the Board that all alleys not previously abandoned and not now in use be abandoned. A map of the proposed abandonments is attached hereto.

SET BACK ORDINANCE:

The Planning Commission has proposed an ordinance to establish set back lines for buildings and structures, thus preventing encroachment on present or proposed rights-of-way. The ordinance has been prepared in preliminary form, and a recommendation was made to the Board of Supervisors that the District Attorney be requested to prepare a Set Back Ordinance for adoption by the Board.

MISCELLANEOUS:

Investigations and Findings-of-Fact have been made in connection with 6 variance requests, 6 use permits and five zoning violations. Two plans for residences in the Crescent Heights Zoning District, a "D" District have been examined and approved.

Last year's Chairman of the Commission, F. MacRae Thomson resigned and has moved to Washington. J. R. Hulbert, Jr. was elected Chairman, and Dr. W. C. Eichner appointed to fill the vacancy.

LAST YEAR'S PLANS:

Items 1 to 4. Study of Elk Valley Drainage Basin has proceeded in cooperation with the Flood Control District. Surveys and runoff calculations have been made in the Filkins and Bertsch Tracts. Runoff studies have been made on streams south of Crescent City, on Marhoffer Creek, and on Elk Creek.

Item 5. Land Use study has been completed and tentative zoning is being prepared.

Item 6. Further study is required before an adequate plan of Roadside Rests can be completed.

Item 7. A Minimum Building Code has been prepared and adopted for urbanized areas.

Items 8 and 9. The Commission has continued its cooperation with the Health Department and Flood Control District.

PLANS FOR YEAR 1960-61:

1. Complete zoning study for the entire county to provide specific residential, agricultural, industrial, manufacturing and forest recreation zones.
2. Revise Zoning Enabling Ordinance.
3. Develop Master Plan for Airports and Landing Fields.
4. Cooperate with Crescent City Harbor District, and the City of Crescent City in the development of plans for the water front.
5. Undertake a study of county road rights-of-way with the view of establishing and mapping same, and obtaining rights-of-way where County now has only "prescriptive rights".
6. Undertake study toward establishment of Historical Monuments.
7. Continued cooperation with Road Department, Health Department and Flood Control District.

S U M M A R Y

REGULAR MEETINGS HELD		12
SPECIAL MEETINGS HELD		2
PUBLIC HEARINGS HELD		19
ZONING DISTRICTS ESTABLISHED		2
URBAN AREAS ESTABLISHED		1
VARIANCES TO ZONING ORDINANCES:		
Variances recommended for approval		5
Variances recommended for denial		1
USE PERMITS IN ZONED DISTRICTS:		
Use Permits approved		5
Use Permits denied		1
BUILDING PLANS:		
Plans submitted		2
Plans approved		2

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